

CITY OF O'FALLON,  
ILLINOIS  
ORDINANCE NO:

**AN ORDINANCE  
APPROVING THE FINAL  
PLAT OF STONE BRIAR  
PHASE 2 SUBDIVISION**

**WHEREAS**, the City of O'Fallon Planning and Engineering Departments have reviewed and subsequently recommend the Final Plat and associated improvement plans for the Stone Briar Phase 2 Subdivision,

**WHEREAS**, the City Council has reviewed the Final Plat and finds it acceptable and to the public benefit.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS AS FOLLOWS:**

**Section 1. Conditional Approval.** That the Final Plat of Stone Briar Phase 2 Subdivision, attached hereto as Exhibit A, be accepted and approved, subject to the following conditions:

- 1) Approval of Final Improvement Plans by the City of O'Fallon; and
- 2) Submittal of a form of surety bond acceptable to the City of O'Fallon providing that all improvements shall be completed in the required manner or said surety be forfeited to the City of O'Fallon, Illinois; and
- 3) At the time of issuance of each home's building permit, an annexation fee of \$2,250 will be required for each home.
- 4) Place a sign at the eastern end of Stone Briar Drive where the road temporarily ends that indicates that a future residential collector street will be constructed in the future.
- 5) Future developments to the east must connect into Stone Briar Subdivision at Stone Briar Drive as indicated on the final plat.

- 6) Record a construction easement on the common ground surrounding the platted roadway on the east side of the creek.
- 7) Construct a temporary turnaround on the west side of the creek crossing on Stone Briar Drive.

**Section 2. Filing.** That the City Clerk be and is hereby directed to file with the Recorder of Deeds of St. Clair County, Illinois, a copy of this Ordinance, along with a copy of the plat. The recording expense shall be borne by the person(s) requesting approval of the plat.

**Section 3. Passage.** This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

Passed by the City Council this \_\_\_\_\_ day of \_\_\_\_\_.

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ATTEST:  
(seal)

Approved by the Mayor this \_\_\_\_\_ day  
of \_\_\_\_\_.

\_\_\_\_\_  
Philip A. Goodwin, City Clerk

\_\_\_\_\_  
Gary L. Graham, Mayor

ROLL CALL:	Albrecht	Bennett	Gardner	Drolet	Grogan	Schmidt	Medford	SUB TOTALS
Aye								
Nay								
Absent								

ROLL CALL:	Boone	Mouser	Reckamp	Henry	Renner	True	West	SUB TOTALS	SUM OF TOTALS
Aye									
Nay									
Absent									